

letsgetyoumoving.co.uk
Sales & Letting Agents



14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



Stukeley Road, Holbeach £124,995

Offered for sale with NO ONWARD CHAIN, this attractive traditional two-bedroom end-terrace home presents an excellent opportunity for buyers looking for a renovation project with plenty of potential. The property offers generous accommodation and requires a significant amount of updating and improvement throughout, making it ideal for investors, first-time buyers with vision, or anyone looking to create a home to their own specification. Call us anytime to book your viewing - 01406 424441.

 Offered for sale with **NO ONWARD CHAIN**, this attractive traditional brick-built **two-bedroom end-terrace home** offers generous accommodation and excellent potential for buyers looking for a renovation project.

The property requires a significant programme of updating and improvement throughout, making it an ideal opportunity for investors, first-time buyers with vision or anyone wanting to create a home to their own specification.

Accommodation includes a **lounge with bow window, separate dining room, kitchen, utility room and ground floor WC**. To the first floor are **two good-sized bedrooms and a family bathroom**.

 Outside is a real feature, with a **generous established rear garden** offering plenty of scope for landscaping and improvement. Mature hedging, shrubs and planted areas create an established feel, while pathways lead through the garden to a paved area and useful garden store. With some imagination and investment, this could become a particularly attractive outdoor space.  

Please note: There is a right of way across the rear of the property providing access for neighbouring properties.

-  **NO ONWARD CHAIN**
-  **Excellent renovation & modernisation opportunity**
-  **Two good-sized bedrooms & two reception rooms**
-  **Generous established rear garden with excellent potential**

 *The property photography has been digitally adjusted to remove personal items.*

Accommodation Comprises:

Lounge

3.75m (12'4") x 3.55m (11'8")

Double glazed entrance door, double glazed bow window to front, wall-mounted gas fire, radiator and door leading to the inner hallway.

Inner Hallway

Under-stairs storage cupboard and door to:

Dining Room

4.00m (13'1") x 3.54m (11'7")

Double glazed window to rear, fitted gas fire with tiled surround, tiled inset and hearth, radiator and door to staircase leading to the first-floor landing.

Kitchen

3.02m (9'11") x 2.05m (6'9")

Fitted with a matching range of base and eye-level units with worktop space over, stainless steel sink unit with single drainer, wall-mounted gas boiler serving the heating system and domestic hot water, space for fridge, gas and electric cooker points, double glazed window to side, radiator, vinyl flooring and sliding door to:

Utility Room

2.96m (9'9") x 2.05m (6'9")

Plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, double glazed window to side, radiator and door to:

Ground Floor WC

Double glazed window to rear, low-level WC and vinyl flooring.

First Floor Landing

Doors leading to:

Main Bedroom

3.72m (12'3") x 3.55m (11'8")

Double glazed window to front and radiator.

Bedroom Two

3.87m (12'8") x 2.66m (8'9")

Double glazed window to rear and radiator.

Family Bathroom

3.02m (9'11") x 2.05m (6'9")

Fitted with a three-piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC. Opaque double glazed window to rear, storage cupboard with linen shelving and radiator.

Outside 🌳 🌿

To the front, the property has an attractive traditional brick-built appearance with a **characterful bow window** and a small planted border helping to soften the frontage.



To the rear is a **generous and established garden** offering considerable potential for anyone wanting to create their own outdoor space. Mature hedging, shrubs and planted areas provide an established backdrop, while pathways lead through the garden and help divide the different areas. 🌸 🌿

There is also a **paved area**, ideal for creating a seating or entertaining space, together with a useful **garden store**. With some landscaping and improvement, the garden could become a particularly attractive feature of the property. 🌻 🌱

Please note: A right of way runs across the rear of the property providing access for neighbouring properties.

Directions

On leaving our Church Street office, turn right. At the fork in the road turn right onto Hall Gate, then turn right again onto Stukeley Road, where the property can be located on the left-hand side. For satellite navigation purposes, the postcode is **PE12 7LQ**.

Council Tax

Band A – £1,515.19

April 2026 to March 2027 – South Holland District Council.

EPC: TBC

📞 **Call us ANYTIME – evenings and weekends – 01406 424441**

Let our family move yours 💚

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

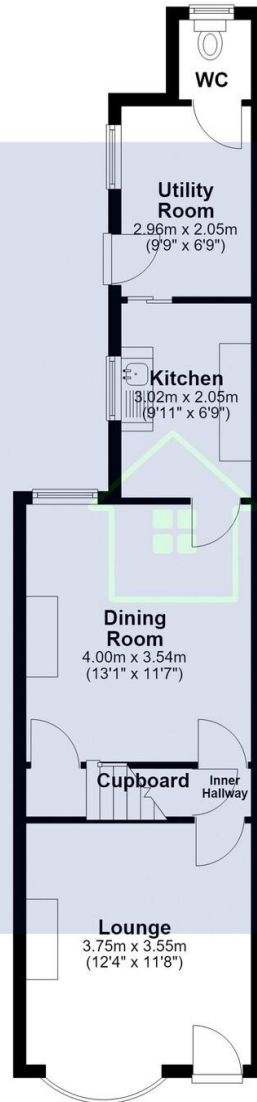
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Ground Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



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Total area: approx. 82.6 sq. metres (888.6 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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A blue banner celebrating a 20th anniversary. On the left, a large '20' is shown with a green ribbon below it reading '2006-2026'. Confetti is scattered around the numbers. To the right of the '20', the website 'letsgetyoumoving.co.uk' is written in white. Below that, 'Customer focused since 2006' is written in green, followed by 'give us a call anytime for your free valuation' in white. On the far right, a green rounded rectangle contains the phone number '01406 424441' in white.

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